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NAME OF NEWSPAPERS

नई दिल्ली, 11 मई, 2022

-----DATED-----

लैंड पूलिंग की राह आसान बनाने के लिए डीडी एक्ट में होगा बदलाव

70 प्रतिशत लोगों के भूमि देने के बाद अन्य नहीं कर सकेंगे मना

संजीव गुप्ता • नई दिल्ली

लैंड पूलिंग पालिसी को रफ्तार देने के लिए केंद्र सरकार ने दिल्ली डेवलपमेंट (डीडी) एक्ट में संशोधन का प्रस्ताव तैयार किया है। संशोधन के जरिये सरकार द्वारा मैटेरि लैंड पूलिंग का प्रविधान जोड़ने जा रही है। इसके अनुसार यदि किसी चयनित क्षेत्र में 70 प्रतिशत डेवलपमेंट एरिया के मालिक अपनी जमीन लैंड पूलिंग पालिसी में देने के लिए सहमत होते हैं, तो फिर वहां रहने वाले सभी लोगों को अपनी जमीन लैंड पूलिंग पालिसी में देनी होगी। साथ ही एक प्रस्ताव यह भी है कि अगर 70 प्रतिशत की न्यूनतम सीमा पूरी नहीं होती है, तब भी सरकार के पास मैटेरि लैंड पूलिंग घोषित करने का शक्ति होगी। फ्लोर एरिया रेशियो (एफएआर) में भी बदलाव करने पर विचार चल रहा है।

दिल्ली विकास प्राधिकरण (डीडीए) के अधिकारियों की मानें तो लैंड पूलिंग पालिसी को फाइलों से जमीन पर लाने में आ रही दिक्कतों को देखते हुए ही ये बदलाव करने पड़ रहे हैं। बता दें कि डीडीए की अति महत्वाकांक्षी लैंड पूलिंग पालिसी साढ़े तीन साल से कछुआ चाल से चल रही है। एक्ट में रस्तावित बदलावों के अनुसार जिन लोगों को अनिवार्य

• साढ़े तीन साल से कछुआ चाल से चल रही है डीडीए की महत्वाकांक्षी योजना

• फ्लोर एरिया रेशियो में बदलाव करने पर भी दिल्ली विकास प्राधिकरण में चल रहा विचार

लैंड पूलिंग पालिसी के लिए एक्ट में बदलाव करने का प्रस्ताव तैयार है। चूंकि इस बाबत संसद की स्वीकृति जरूरी है, इसलिए संसद सत्र का इंतजार है। उम्मीद है कि इन बदलावों के बाद इस पालिसी की सभी बाधाएं दूर हो जाएंगी और इस पर क्रियान्वयन की दिशा में काम आगे बढ़ पाएगा।

—मनोज जोशी, सचिव, केंद्रीय आवास एवं शहरी विकास मंत्रालय

रूप से अपनी जमीन देनी है, उन्हें किसी अन्य जगह पर वैकल्पिक जमीन मिलेगी।

दरअसल, वर्तमान में दिल्ली में लैंड पूलिंग पालिसी एक स्वैच्छिक भागीदारी स्कीम की तरह है। यानी, किसी भी जमीन मालिक को इस पालिसी में आने के लिए बाध्य नहीं किया जा सकता। इस समय एकसमान प्लानिंग, सेवाओं और विकास के लिए कई भू-स्वामियों को और डेवलपर संस्थाओं को मिलाकर पंजीकृत समूह बनाया जाता है। केंद्रीय आवास व शहरी विकास मंत्रालय ने 11 अक्टूबर, 2018 को लैंड पूलिंग पालिसी अधिसूचित की थी। शुरुआती दौर में पालिसी में कुछ गांवों की जमीन को शहरी ग्रामीण क्षेत्र का हिस्सा न होने के कारण योजना में नहीं लाया गया था। लेकिन, बाद में 109 सेक्टरों में विभाजित कर इस पालिसी को छह जोन में बांटा गया। योजना के अंतर्गत दिल्ली

में 17 लाख घर बनाए जाने हैं। मंत्रालय द्वारा प्रस्तावित बदलावों के बाद उम्मीद है कि पालिसी रफ्तार पकड़ेगी और दिल्ली में अपने घर का सपना देख रहे लोगों का सपना भी साकार होगा।

बता दें कि करीब साढ़े तीन साल में डीडीए ने लैंड पूलिंग पालिसी को लेकर खूब प्रचार-प्रसार किया। इसके लिए ग्रामीण क्षेत्रों में बैठकें भी आयोजित की गईं। किसानों, डेवलपर और प्रमोटर्स के समूह में वार्ता के कई दौर रखे गए। कुछ शर्तों और एफएआर में बदलाव भी किया गया, लेकिन इसके बावजूद डीडीए को दस हजार हेक्टेयर भूमि भी हासिल नहीं हो सकी। डीडीए इस पालिसी में पंजीकरण के लिए पांच बार तारीख बढ़ा चुका है। आखिरी बार 10 दिसंबर, 2021 से 28 फरवरी, 2022 के बीच पालिसी के लिए पंजीकरण हुए थे। अब तक सिर्फ 7619.95 हेक्टेयर जमीन ही पंजीकृत हो पाई है।

Day After Shaheen Bagh Stir, Bulldozers At NFC & VK

No Major Resistance In These Areas, But Residents Question Process Of Carrying Out Drives And Identifying Locations

Vibha.Sharma@timesgroup.com

New Delhi: A day after South Delhi Municipal Corporation (SDMC) failed in its attempt to remove encroachments from Shaheen Bagh, it carried out a demolition drive in New Friends Colony, Vasant Kunj and Raghunagar and removed encroachments from government land, including pavements and footpaths.

Unlike Shaheen Bagh, there was no major resistance from the public on Tuesday, but the residents questioned the process of carrying out these drives and identifying locations when the entire area was heavily encroached upon.

Residents of New Friends Colony claimed illegal encroachment had been done on Gurdwara Road and CV Raman Marg. Instead of removing

them, action was taken on internal roads of A and B blocks.

SDMC removed sheds, temporary guard rooms and semi-permanent extensions encroaching on right of way in A and B blocks amid heavy security. An AAP worker was detained by police for interfering in the drive. Police said the detained person was later released and the drive was carried out smoothly.

"We removed sheds from at least 12 places, in addition to a concrete wall constructed outside a house in B-Block over public land. People had installed fencing around planters on roadsides. We removed the fences," said an SDMC official.

A guard sitting outside the house in B-Block where a side wall was demolished said the owner was in Mumbai and he requested the civic bo-



NEW FRIENDS COLONY

dy to give some time before taking action. "A fully grown tree was also uprooted during the process of demolishing the extended wall, which is unacceptable," pointed out a RWA member.

Asif Kamal, president of NFC RWA, said SDMC was targeting "low hanging fru-

its". "We are not against the anti-encroachment drive, but instead of looking for soft targets they should take action against large offenders. In a 1km stretch, they removed fences and tree guards outside five houses, but on arterial roads encroachment is done by at least 20 peo-



VASANT KUNJ

ple in just a 50-metre stretch, which leads to serious traffic issues," he said. A shed meant for keeping earthen water pots outside his house was also removed.

BJP councillor and SDMC central zone chairman Rajpal Singh said action on CV Raman Marg was also propo-

sed. "As far as Tuesday's action was concerned, it was taken after residents/RWAs stated that school vehicles could not enter the lanes. We targeted encroachments on Gurdwara Road and did videography, which was submitted to police so the encroachments didn't come up again.

Regarding encroachments done in the form of planters outside residential houses, we have written to the forest department," he added.

In Vasant Kunj, people questioned the reason for not removing encroachments from the neighbouring DDA Park opposite pocket D-6. "We removed our items from roadsides due to prior information. But we fail to understand why action was not taken next to the place where the entire DDA land has been encroached upon," said a shop owner opposite pocket D-6.

Meena Thapa, a 24-year-old woman, claimed that her tea stall demolished by SDMC was the only source of income for her family.

Anti-encroachment drives were conducted in D-2 and D-2 markets, D-6 road, Church Road, Masoodpur Ro-

ad and adjoining areas. There was one bulldozer, 50 staffers and five trucks engaged in the exercise.

An official present during the drive said they don't prepare a list of properties to be targeted in advance. "That's because we are well aware of the area and during finalisation of the route plan, we select the place where congestion is more and immediate action is required," he added.

In west zone, an anti-encroachment drive was conducted in Raghunagar and a distance of nearly 1km was freed from illegal encroachment. In east Delhi's Sunder Nagri, the corporation carried out demolition and removed ramps outside various shops on Captain Javed Ali Marg and Shani Bazar H-Block. The drive was carried out by three departments.

Photos: Rajesh Mehta

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THE TIMES OF INDIA, NEW DELHI
WEDNESDAY, MAY 11, 2022

NAME OF NEWSPAPERS

DATED

Floodpain: Eyes Wide Shut As Encroachments Pierce O-Zone

Sidhartha.Roy@timesgroup.com

New Delhi: Not far from Shaheen Bagh, where protests erupted over an anti-encroachment drive by SDMC, unauthorised constructions have slowly been finding their way into the Yamuna river zone in the past two decades, despite claims of action being taken by the Delhi Development Authority (DDA).

TOI had earlier reported about the mushrooming of new colonies next to the river; with satellite images revealing stark differences between visibly desolate floodplains in 2002 and thickly congested residential areas in 2017.

"DDA is the land-owning agency and is to blame for this, but multiplicity of agencies is an issue too, which has been brought to the notice of authorities," said Manoj Misra, convenor of Yamuna Jiye Abhiyan.

"Encroachment on the floodplain has been happening over the past two to three decades and satellite images prove that. However, the pace of encroachment has increased only recently," he said.

Slamming authorities, Misra added, "No agency in the city has any moral authority to talk of encroachment because their hands are soiled. Even beyond Zone O, half of Delhi is unauthorised," he said.

As per the Master Plan for Delhi 2021, Zone O comprises the entire floodplain along the 22km-long stretch of the Yamuna that falls in Delhi, from Wazirabad to Palla. A total of 76 unauthorised colonies come under this zone and as no construction is allowed, residents have been unable to get ownership rights for their properties under the Pradhan Mantri - Unauthorised Colonies in Delhi Awas Adhikar Yojana (PM-UDAY).

In the draft Master Plan

SHRINKING RIVERBED

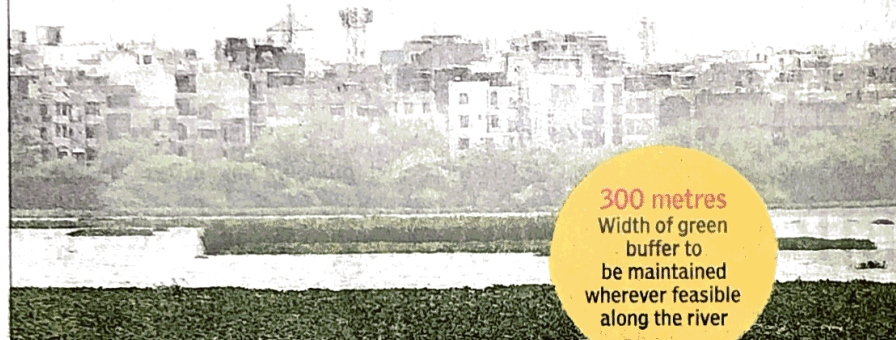
6,295 hectares
Area to come under Zone O-I (river zone)

3,638.4 hectares
Area to come under Zone O-II (riverfront)

76 Unauthorised colonies that come under Zone O of MPD-2021

22km Stretch of the Yamuna from Wazirabad to Okhla, which falls in Delhi

File photo



YOU READ IT HERE

Sharks lay siege to riverbed as no one knows who owns Yamuna land



Constructions flood Yamuna bed



2011 | Water levels observed in this year were used for physical demarcation of the Yamuna floodplain

2012-13 | DDA tried to bring many colonies out of Zone O, add these to adjacent zones like E or F, but the process was stayed by NGT

2015 | Following HC orders, LG orders removal of encroachments

2016 | DDA commissions mapping of water spread on Yamuna floodplain in a

storm event to IIT-Delhi

2020 | A special taskforce directs DDA and SDMC to remove encroachments on Yamuna floodplain falling in the Okhla area and examine areas like Zakir Nagar, Shaheen Bagh, Batla House, Jogabai, Noor Nagar, etc

2021 | DDA bifurcated Zone O into two zones in draft Master Plan for Delhi 2041, with no construction allowed in Zone O-I and 'regulated development' in Zone O-II

for Delhi 2041, which is likely to be notified soon, DDA has bifurcated the zone into Zone O-I and Zone O-II. While no construction will be permitted in Zone O-I, or the 'river zone', 'regulated development' will be allowed in Zone O-II.

The draft states there should be flood checks once every 25 years in the interest of ecology, biodiversity and the river flow.

In September 2019, NGT

had asked DDA to complete the process of demarcating the Yamuna floodplains and install fencing and CCTV cameras to protect it from encroachment. The maps prepared by IIT Delhi, based on the maximum water levels observed in 2011 at various locations, have been used for physical demarcation of the floodplains.

A DDA official said CCTV cameras have been installed

and its security personnel also keep an eye on encroachments. He said that there is already a task force in place and quick reaction teams also check if there is any illegal construction in Zone O.

Recently, DDA said it had reclaimed about 6 acres through anti-encroachment drives in the city between January and March this year; out of which 4.4 acres were near the floodplains.

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अमर उजाला

DATED-----

11-05-2022

**लैंड पूलिंग पॉलिसी
के विरोध में पदयात्रा**

नई दिल्ली। स्वराज इंडिया ने डीडीए की लैंड पूलिंग पॉलिसी के विरोध में पदयात्रा की। पदयात्रा का नेतृत्व स्वराज इंडिया के नेता राजीव यादव कर रहे थे। इस मौके पर राजीव यादव ने कहा कि डीडीए ने किसानों के ऊपर कई शर्तें लगा दी हैं। ब्यूरो